SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:
   Bagley Mini Storages Walla Walla

2. Name of applicant:
   Knutzen Engineering, Gavin Gervais

3. Address and phone number of applicant and contact person:
   5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338./ (509) 222-0959

4. Date checklist prepared:

   12/12/2022

5. Agency requesting checklist:

   City of Walla Walla

6. Proposed timing or schedule (including phasing, if applicable):

   Phase 1: Construction to begin around Spring 2023 and construction completion to be done by Fall 2023.
   Phase 2: Construction to begin around Spring 2024 and construction completion to be done by Fall 2024.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

   Yes, the westerly portion of the site will be developed with additional Mini Storage Units and Commercial Buildings.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

   A geotechnical report has been prepared by Baer Testing and Engineering. A stormwater management report has also been prepared to manage the runoff generated from the new impervious areas.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

   None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

    The project will require a grading permit, ROW permit and a building permit. Ecology will require a construction stormwater general permit (CSWGP). A binding site plan is also proposed over the parent parcel to create the separate lots shown on the site plan and is currently under review with the City.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

    This proposal includes construction of six mini storage buildings (200 units) totaling 48,185 square feet, two office additions totaling 1,604 square feet and a 5,400 square-foot warehouse/commercial building on a 10.4 acre site (includes lots 1, 3, 4, 5, and 6 of the BSP). Asphalt/concrete parking lots are proposed for the development. Two access points are proposed to the site off Dell Ave.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

    The project is located north of Dell Ave and northwest of Myra St. The parent parcel of the site is Walla Walla County parcel number 350724130036. The address of the site is 1914 Dell Ave.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other Gently sloping

b. What is the steepest slope on the site (approximate percent slope)?
The steepest slope is on the North side of the property is approximately 27%. The majority of the site is gently sloping downward from east to west at approximately 2%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
The soil on-site is classified as Silt with Sand (ML) according to the Geotech report prepared by Baer Testing and Engineering.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
The project site will be graded to allow for level building foundations and proper drainage on the site. There will be approximately 6,000 CY of cut/fill which will balance on-site. Approximately 10.4 acres will be affected by the grading proposed for this project.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion could occur on site but will be minimized through implementation of BMPs during construction, including silt fencing, construction entrances, ground cover, wattles, site watering for dust control, catch basin inserts and protection. All storm water run-off will be contained and managed on site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 30% of the 10.4-acre site will be covered in impervious surfaces including building, concrete, and asphalt in the first phase.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Standard erosion control and BMP methods will be used, such as catch basin protection, silt fencing, and stabilized construction entrances. Dust during construction will be controlled using a water truck as necessary.

2. *Air* [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
During construction minor amounts of dust and exhaust from equipment activity may be released into the air. The completed project will not affect air quality.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust control measures will be implemented in accordance with recommendations by the Department of Ecology's Eastern Regional Office. Measures include but are not limited to watering, lowering speed, limit of construction vehicles, and reducing the number of dust-generating activities on windy days.

3. *Water* [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows

There is a man-made pond that was previously a quarry directly East of the site. The nearest major body of water is Mill Creek which is about 0.4 miles to the South.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, the site is within 200ft of the pond to the East. We will propose extra erosion measures including silt fencing and ground cover to ensure no impact will be had.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The site is listed as an area of minimal flooding per FEMA Community Panel Number 530194 0435 B.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Groundwater will not be withdrawn at this site. The site will be supplied with domestic water from the City of Walla Walla.

2) Describe waste material that will be discharged into the ground from septic tanks or

other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
N/A.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
New impervious area on-site including roofs of buildings, concrete walkways, and asphalt parking lot and drive aisles. The stormwater system will consist of catch basins, conveyance pipes, and subsurface infiltration trenches.

2) Could waste materials enter ground or surface waters? If so, generally describe.
No, the proposed system will have a built-in water oil separator device (inverted tee) to eliminate storm water contamination. The depth to groundwater is between 10 and 30 feet below the ground surface based on well logs in the vicinity. This leaves an adequate vadose zone treatment thickness and will prevent contamination of groundwater.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No, all run-off will be retained on-site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Runoff generated from pervious surfaces will either infiltrate into underlying soils or flow to on-site collection systems. Stormwater generated from impervious surfaces will be collected and treated prior to on-site infiltration and all will be in accordance with City and Eastern Washington Storm Water Management Manual design standards.

4. *Plants* [help]

a. Check the types of vegetation found on the site:

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
____shrubs
X grass
____pasture
____crop or grain
____Orchards, vineyards or other permanent crops.
____wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
Cheatgrass which covers 95% of the site, most of which will be removed for grading and site improvements.

c. List threatened and endangered species known to be on or near the site.

None known per the Washington DNR Natural Heritage Program.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Native plants and trees will be planted in landscaped areas and around the perimeter of the site. The site will be landscaped in compliance with City of Walla Walla standards.

e. List all noxious weeds and invasive species known to be on or near the site.
None known per the WSDA Noxious Weed Data Viewer. The nearest listed occurrence of a noxious weed is tree-of-heaven approximately 4,400 feet to the southeast.

5. *Animals* [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.
The Ferruginous Hawk has been marked in this area per the Washington Department of Fish and Wildlife (WDFW) PHS on the Web. However, it is unlikely there are Ferruginous Hawks on the site due to the size of the property and previous farming activities on-site.

c. Is the site part of a migration route? If so, explain.
Yes, the site is part of a migration route for a number of fowl known as the Pacific Flyway.

d. Proposed measures to preserve or enhance wildlife, if any:
None currently.

e. List any invasive animal species known to be on or near the site.
None known per the WDFW PHS on the Web.

6. *Energy and Natural Resources* [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electrical will be used for lighting, heating and all appliances.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
All structures will meet current building codes and energy efficiency standards.

7. *Environmental Health* [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk

of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No.

1) Describe any known or possible contamination at the site from present or past uses.
None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
None.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
Diesel fuel will likely be used/stored on-site for construction vehicles. No hazardous chemicals will be stored on-site of the completed project.

4) Describe special emergency services that might be required.
Typical emergency services provided through the City of Walla Walla will be used for the completed project.

5) Proposed measures to reduce or control environmental health hazards, if any:
None at this time.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
The noise level in the area is not perceived to have any adverse effect on the project. Noise is mainly generated by vehicle traffic on Dell Ave. to the South.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term: Construction noises.

Long term: Automobile noise from traffic associated with the site. The site will generate typical light industrial noises but will be in a manner consistent with City of Walla Walla code and Washinton state Maximum Environmental Noise Levels (Chapter 173-60-040 WAC).

3) Proposed measures to reduce or control noise impacts, if any:
Noise impacts from construction activities and ongoing operations are expected to be Minimal without significant effects on the surrounding area. All operations will be conducted in a manner compliant with Walla Walla County Policy and Washington State Maximum Environmental Noise Levels (Chapter 173-60-040 WAC).

8. *Land and Shoreline Use* [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
Currently the proposed property is vacant land and zoned Light Industrial. All surrounding properties share the similar zoning designation and are mostly vacant currently. The proposal is not expected to affect the nearby or adjacent properties' land use.

b. Has the project site been used as working farmlands or working forest lands? If so, describe.

How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
This land was previously used as a row crop farmland back in the 1980's.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No.

c. Describe any structures on the site.
There is a shop located on the SE corner of the site.

d. Will any structures be demolished? If so, what?
No.

e. What is the current zoning classification of the site?
The site is currently zoned Light Industrial and the proposed use is permitted within this district.

f. What is the current comprehensive plan designation of the site?
The current comprehensive plan designation of the site is Industrial.

g. If applicable, what is the current shoreline master program designation of the site?
N/A.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No, however East of the site is a wetland.

i. Approximately how many people would reside or work in the completed project?
No one will be residing in the proposed development but there will be approximately 10 people working in the first phase of the project.

j. Approximately how many people would the completed project displace?
None.

k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The project will be permitted through local jurisdictions in accordance with all applicable zoning ordinances.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
N/A.

9. *Housing* [help]

a. Approximately how many units would be provided, if any? Indicate whether high,

middle, or low-income housing.
N/A.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None would be eliminated.

c. Proposed measures to reduce or control housing impacts, if any:
None at this time.

10. *Aesthetics* [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The tallest height on the proposed buildings will be approximately 20 ft. Building materials will be in conformance with City of Walla Walla Aesthetic and Structural Requirements for industrial zoning.

b. What views in the immediate vicinity would be altered or obstructed?
No views are anticipated to be adversely affected.

b. Proposed measures to reduce or control aesthetic impacts, if any:
Landscaping, setbacks, and City of Walla Walla Building Department façade requirements will be used to control aesthetics.

11. *Light and Glare* [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Parking lot and building lighting would be proposed for night time.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.

c. What existing off-site sources of light or glare may affect your proposal?
None known.

d. Proposed measures to reduce or control light and glare impacts, if any:
All outdoor lighting will be shielded downward and in conformance with the City of Walla Walla Municipal Code requirements.

Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?
There are no immediate recreational activities within the vicinity of the site. The closest recreational site is Washington Park located 1 mile SE.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No, the proposal would not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Impact fees will be paid as required by the City of Walla Walla.

12. *Historic and cultural preservation* [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years

old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.
None on-site per the Department of Archeology and Historic Preservation.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
The site is considered an area of interest for multiple native tribes according to the WISAARD system of the DAHP. No evidence of artifacts has been found to our knowledge.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
The WISAARD system of the DAHP was used to assess potential impacts.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
Upon any discovery of potential or known archeological resources at the subject properties prior to or during future on-site construction, the developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-four hours from the time of discovery, the City of Walla Walla Community Development Department of said discovery. An Inadvertent Discovery Protocol has been prepared for this project.

13. *Transportation* [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
The site will be directly accessed from Dell Ave. to the South of the property. Two separate accesses are proposed and will meet relevant spacing standards

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
The site is not currently served by public transit. The nearest transit stop is located approximately 0.5 miles southeast at Dell and Irene (Stop ID: VT965).

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
20 parking stalls will be provided with the first phase. The proposal will not eliminate any parking stalls.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
Yes, frontage improvements including curb, gutter, and sidewalk will be required along Dell Ave.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
Approximately 156 total weekday trips will be generated per Land Use Codes 151 and 710, and assuming the warehouse/commercial building is 70% storage and 30% office. Peak volumes would occur in the pm hours of the day, generating approximately 18 weekday pm peak hour trips. These estimates were determined using the 9th Edition ITE Trip Generation Manual.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No.

h. Proposed measures to reduce or control transportation impacts, if any:
Transportation impact fees will be paid as required by the City of Walla Walla.

14. *Public Services* [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
Yes, the completed development will utilize fire and police protection.

b. Proposed measures to reduce or control direct impacts on public services, if any.
The completed development will provide additional tax revenue for the City and will pay impact fees as necessary.

15. *Utilities* [help]

a. Circle utilities currently available at the site:
electricity natural gas, water, refuse service, telephone sanitary sewer, septic system, other _____

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity – Columbia REA

Sewer – City of Walla Walla

Water – City of Walla Walla

Cable – Charter

Telephone – Century Link

Internet – Century Link

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Gavin Gervais

Position and Agency/Organization Project Engineer/Knutzen Engineering

Date Submitted: 12/12/2022